

**PLANNING & ZONING VOTING RECORD  
& ATTENDANCE RECORD**

**DATE:** 1/05/2015

**NO.** 441

			DESCRIPTION
	P R E S E N T  O R  A B S E N T	V O T E	Public hearing concerning an application filed by Rockland Development, to rezone Lot 1 Rockland Development Addition also known as 2905 Rockland Boulevard. Rockland Development is requesting to be allowed to change the zoning from its present classification of C-1 (Local Commercial) and R-1 (Single-Family Residential) to C-2 (General Commercial).
<b>GAYLE GOBLE</b> (Place #1 - 12/31/15)	A		<p align="center"><b><u>NOTES</u></b></p> <p>Speaking For: Craig Thompson representing the owner of Rockland Development spoke in favor of the rezone of 2905 Rockland Boulevard, from its present classification of C-1 (Local Commercial) and R-1 (Single-Family Residential) to C-2 (General Commercial).</p> <p>There was no one speaking against.</p> <p>There were no letters and no calls received for the request.</p> <p>Board member Elizabeth Beebee moved to recommend the approval of the request for a zoning change to City Council which was seconded by Board Member Tom Mannering. The motion was approved unanimously.</p> <p align="center"><i>Ann S Miller</i> _____ Chairman</p> <p align="center"><i>1/6/15</i> _____ Date</p>
<b>ELIZABETH (LIZ) BEBE</b> (Place #2 - 12/31/15)	P	Y	
<b>STEVEN CANNON</b> (Place # 3 - 12/31/15)	A		
<b>ANN MILLER</b> (Place #4 - 12/31/16)	P	Y	
<b>CONNOR BROWN</b> (Place #5 - 12/31/16)	P	Y	
<b>TOM MANNERING</b> (Place #6 - 12/31/16)	P	Y	
<b>ALANA SEAMAN</b> (Place #7 - 12/31/16)	P	Y	



NOTICE OF PUBLIC HEARING  
CITY OF INGLESIDE  
REQUEST FOR ZONING CHANGE

In accordance with the provisions of the City of Ingleside code and the laws of the State of Texas, all interested parties are hereby notified that the Planning and Zoning Commission will hold a public hearing at 6:00 p.m. on January 5, 2015 and the City Council will hold a public hearing at 6:30 p.m. on January 13, 2015. Both public hearings will be held at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The purpose of these hearings is to give all interested parties and citizens an opportunity to be heard concerning an application filed by Rockland Development, to rezone Lot 1 Rockland Development Addition also known as 2905 Rockland Boulevard. Rockland Development is requesting to be allowed to change the zoning from its present classification of C-1 (Local Commercial) and R-1 (Single-Family Residential) to C-2 (General Commercial). If you have any objections, please advise the Inspections Department, in writing, within ten (10) days from the date hereof, in order that any such objections may be considered. Your failure to reply within this time will be treated as constituting no objection in this regard.

Information regarding the proposed change is on file at city hall and is available for your inspection any time during normal office hours. If you have any questions, please feel free to call 776-3815.

John Davis  
Building Official

Published one time in the Coastal Bend Herald on December 18, 2014.



P.O. Drawer 400 2665 San Angelo  
Ingleside, TX 78362  
Phone: 361-776-2517 Fax: 361-776-1027

## APPLICATION FOR ZONING CHANGE

Receipt #: 00549376

Date Filed: 12/10/14

### INSTRUCTIONS:

- (1) Please type or print clearly in black ink.
- (2) File with Building Department at City Hall, Ingleside, Texas
- (3) Request must be accompanied by required filing fee.

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### APPLICANT/OWNER INFORMATION

Applicant's Name (please print): Rocky Navarro, General Partner for Rockland Dev. Ltd.  
Address: 3501 Bee Creek Road  
City/State/Zip Code: Spicewood, TX 78669  
Phone No.: 512-694-5700  
Applicant Status: (check one)  
INDIVIDUAL ☐ TRUST ☐ PARTNERSHIP ☒ CORPORATION ☐

### ZONING REQUEST INFORMATION

Legal Description of Property to be Rezoned:  
Lot: 1 Block: 1  
Subdivision: Rockland Development  
Address of Property: \_\_\_\_\_  
Lot Size: +/- 560 Feet x +/- 850 Feet Acres: 11.88  
Frontage Street: 570.41  
Present Zoning Classification: Frontage C-1 and Rear R-1  
Requested Zoning Classification: All C-2

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO CERTIFY THAT I UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENTATIVE, AT ALL HEARINGS, BOTH PLANNING AND ZONING AND THE CITY COUNCIL, FOR THIS REQUEST TO BE CONSIDERED. I ALSO UNDERSTAND THAT FAILURE TO ATTEND WILL RESULT IN TERMINATION OF PROCESS AND RE-APPLICATION WILL BE REQUIRED.

Date of Publication: 12/18/14  
Planning & Zoning Public Hearing: 1/5/15 Time: 6:00p.m.  
City Council Public Hearing: 1/13/15 2nd City - 1/27/15 Time: 6:30p.m.

Signature of Applicant: [Signature] Date: 12-9-14 Signature of Owner: [Signature] Date: 12-9-14

STAFF CHECKLIST  
\* Rocky Navarro, GP for Rockland Dev. Ltd.  
Accepted By: Carey Dietrich Date Accepted: 12/10/14  
Filing Fee: \$ 75.00 Date Paid: \_\_\_\_\_

OFFICE USE ONLY  
APPROVED: [Signature] DATE: 12-11-14 REVIEWED BY: [Signature]



526122

FILED FOR RECORD

DEC 10 2003

GRACIE ALAMIZ-GONZALES  
CLERK COUNTY COURT SAN PATRICIO CO., TX  
By James L. Miller Deputy

STATE OF TEXAS  
COUNTY OF SAN PATRICIO

BEING a 958.318 square foot (22.00 acres) tract or parcel of land situated in the Heirs of Roza Teal Survey, Abstract No. 262, San Patricio County, Texas, and being part of a 32.00 acre tract of land described in deed recorded in Clerk's File No. 399499 of the Teal Property Records of San Patricio County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the southwest corner of the herein described, same being the southwest corner of said 32.00 acre tract, and being in the east line of a 2032.14 acre tract of land described in deed recorded in Volume 103, Page 156 by the Deed Records of San Patricio County, Texas, and being in the north-right-of-way line of State Highway No. 361, (variable right-of-way):

THENCE North 31°43'00" East departing the north line of State Highway No. 361, and along the west line of said 32.00 acre tract, a distance of 2032.14 feet to the northeast corner of said 32.00 acre tract, a distance of 099.73 feet to a 5/8" iron rod found for the northwest corner of said 32.00 acre tract;

THENCE South 58°17'00" East along the north line of said 32.00 acre tract, a distance of 946.47 feet to a 5/8" iron rod found for the northwest corner of a 10.00 acre tract of land described in deed recorded in Clerk's File No. 504186 of the Real Property Records of San Patricio County, Texas;

THENCE South 31°43'00" West along the west line of said 10.00 acre tract, a distance of 985.88 feet to a 5/8" iron rod with a plastic cap stamped "Naismith Eng., C.C., Tx." set for corner at the southwest corner of said 10.00 acre tract, and being in the south line of said 32.00 acre tract, same point being in the north right-of-way line of said State Highway No. 381;

THENCE North 58°39'03" West along the south line of said 32.00 acre tract, same being the north right-of-way line of said State Highway No. 361, a distance of 389.01 feet to a 5/8" Iron rod capped with a red plastic cap stamped "Nalaminth Eng, C.C., Tx." set for corner at the beginning of a non-larguent curve to the left having a central angle of 18°20'28", a radius of 2000.08 feet and a chord bearing and distance of North 69°34'47" West, 568.48 feet;

HENCE in a westerly direction along the south line of said 32.00 acre tract, same being the north right-of-way line of said State Highway No. 361, an arc distance of 570.41 feet to the PLACE OF BEGINNING and containing 958,318 square feet or 22.00 acres of land, more or less.

hearings are based on deed recorded in Clerk's File No. 398499 of the Real Property Records of San Patricio County, Texas.

PLAT OF  
ROCKLAND DEVELOPMENT  
AN ADDITION TO THE  
CITY OF INGLESIDE  
SAN PATRICIO COUNTY, TEXAS



**LAISMITH ENGINEERING, INC.**  
ENGINEERING • ENVIRONMENTAL • SURVEYING  
501 Coathorn Rd. Corpus Christi, Texas 78411 (361)-814-9900

Project No. 6981	Date: 11-12-03	Checked By JNC	Orig. No. 6981-TLOA
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JOHN S. McCAMPBELL  
VOLUME 191, PAGE 604  
DEED RECORDS  
SAN PATRICIO COUNTY, TEXAS

50' DRAINAGE EASEMENT  
CLERK'S FILE NO. 393933  
- REAL PROPERTY RECORDS  
SAN PATRICIO COUNTY, TEXAS

[illegible]

new C-1 & 2.  
John A. Carroll  
11-12-03

C-2 Risoriz

# San Patricio County Appraisal District

Chief Appraiser - Rufino H. Lozano, RPA/RTA



Official Website

Hosted By Pritchard & Abbott



## General Real Estate Property Information

[New Property Search](#)

[Go To Previous Page](#)

Property ID: 74594

### Property Legal Description:

LOT 1

ROCKLAND DEVELOPMENT ADDN

11.88 ACRES

### Property Location:

02905 ROCKLAND/HWY 361

INGLESIDE TX 78362

### Owner Information:

ROCKLAND INV CORP

% ROCKY J NAVARRO

3501 BEE CREEK RD

SPICEWOOD, TX 78669

### Previous Owner:

[View Previous Owner Information](#)

### Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	C1
Total Acres:	11.880
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0

### Account / Geo Number:

1523-0000-0001-000

### Survey / Sub Division Abstract:

INGLESIDE-ROCKLAND D

### Block:

### Section / Lot:

1

[View Building Detail Information](#)

[View Land Detail Information](#)

### Deed Information:

Volume:	
Page:	
File Number:	
Deed Date:	

### Map It With Google

The Google map link above is in no way affiliated with this website. It is a 3rd party link to provide a visual location only.

### Printer Friendly Version

Click the button above for a printable version of this record with all available details.

### Homestead Form

NOTICES MAILED TO PROPERTY OWNERS-12/23/2014

NOTICE OF A REZONE REQUEST

filed by Rockland Development, to rezone Lot 1 Rockland Development Addition also known as 2905 Rockland Boulevard. Rockland Development is requesting to be allowed to change the zoning from its present classification of C-1 (Local Commercial) and R-1 (Single-Family Residential) to C-2 (General Commercial).

ANCH ENTERPRISES, INC.

2787 HWY 361  
INGLESIDE, TX. 78362

BARRY BLALOCK

116 ACACIA ARCH STREET  
PORTLAND, TX. 78374

RAJU BHAGAT

11217 IH 37  
CORPUS CHRISTI, TX. 78410

DAY INVESTMENTS, INC.

2800 HWY 361  
INGLESIDE, TX. 78362

PDRAP, INC – STUDIO 6

2920 ROCKLAND BLVD.  
INGLESIDE, TX. 78362

PARESH R. BHAKTA

11217 IH 37  
CORPUS CHRISTI, TX. 78410

PORT OF CORPUS CHRISTI, LLC

2802 NORTH SHORELINE  
CORPUS CHRISTI, TX. 78402

DR. FRED GLAZENER

2681 HWY 361  
INGLESIDE, TX. 78362

# Legend

Parcels

200" Buffer

## Zoning Districts

I

L-1

M

R-1

c-1

c-2

0 0.05 0.1 0.2 Miles

